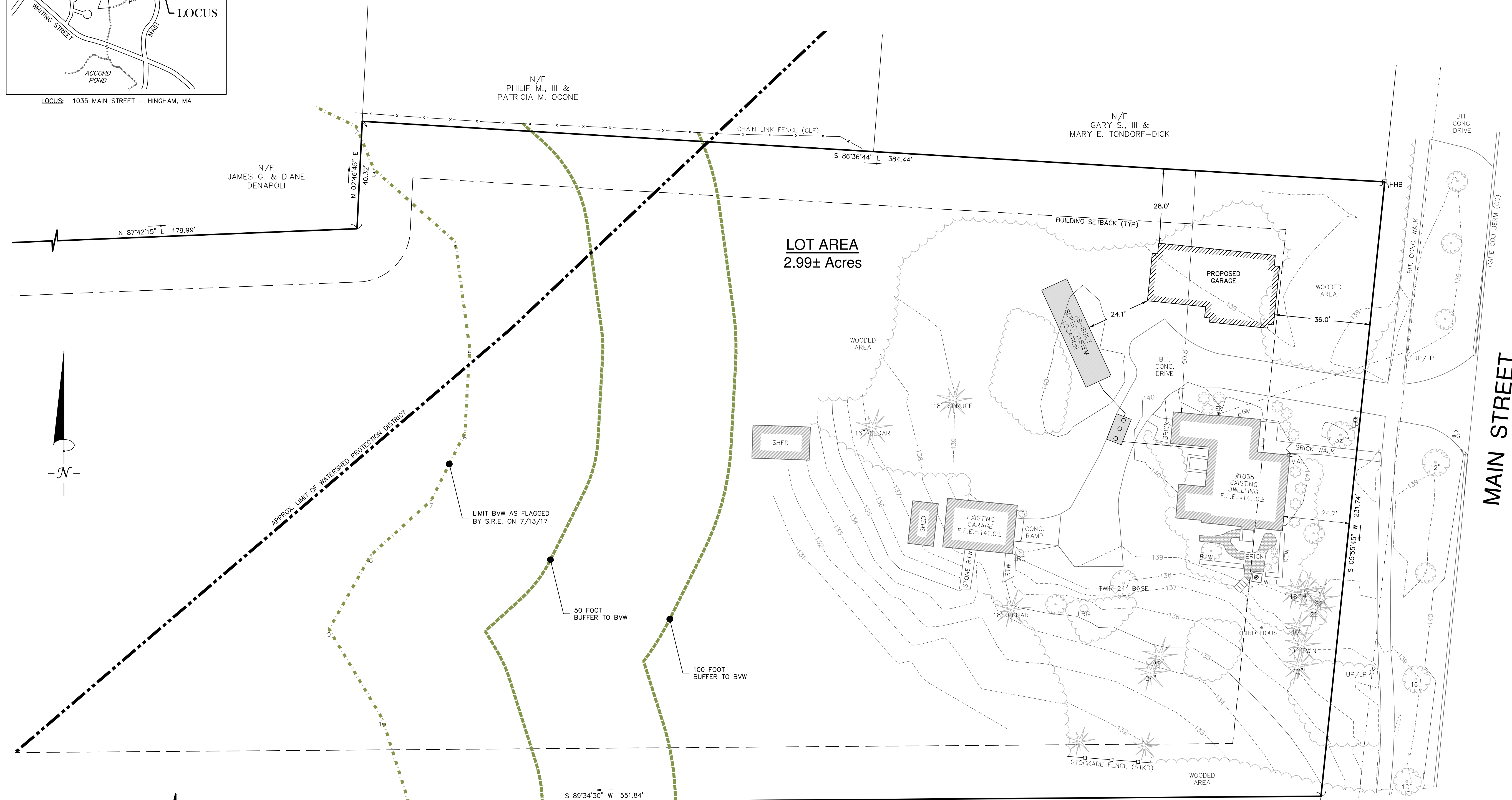


LOCUS: 1035 MAIN STREET - HINGHAM, MA



LOT AREA
2.99± Acres

MAIN STREET

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C0092J DATED JULY 17, 2012.

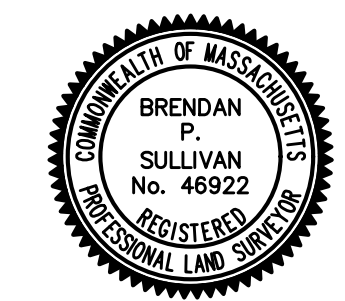
LOCUS LIES PARTIALLY WITHIN THE ACCORD POND WATERSHED & HINGHAM AQUIFER PROTECTION DISTRICT.

OWNER OF RECORD:
PAUL & ELIZABETH ANTONIK
1035 MAIN STREET
HINGHAM, MA 02043
ASSESSOR'S PARCELL #190-001
DEED BOOK: 50778, PAGE: 302

PLAN REFERENCES:
1. PLAN BK. 6, PG. 138
2. PLAN BK. 6, PG. 799
3. PLAN BK. 7, PG. 349
4. PLAN BK. 8, PG. 417

UTILITIES:
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON JULY 5, 2017.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. SEPTIC SYSTEM COMPONENTS SHOWN HEREON ARE APPROXIMATE ONLY; TAKEN FROM AVAILABLE RECORD INFORMATION AT THE HINGHAM BOARD OF HEALTH.



SCALE: 1" = 20'



CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

SITE PLAN
1035 MAIN STREET
HINGHAM, MA 02043

PREPARED FOR:
PJ ANTONIK
1035 MAIN STREET
HINGHAM, MA 02043

PROJECT NO. : 17.075	DRAWING NO.
SCALE : AS SHOWN	SP
DATE : 8/20/21	
DESIGNED BY : -	SHEET NO. 1 OF 1
DRAWN BY : DB/BPS	
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2017\17075\DWG\17075_EOP.DWG

LEGEND
NOT TO SCALE

EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT	55	WETLAND BUFFER ZONE
WG	WATER GATE	---	FLOOD ZONE
WS	WATER SERVICE	---	OVERHEAD WIRES
UP	UTILITY POLE	---	STONE WALL
LP	LIGHT	---	EXISTING TREES AND SHRUBS
YL	YARD LIGHTING	---	TREELINE/LANDSCAPE
GV	GAS VALVE	---	WETLAND LINE
IRR	IRRIGATION VALVE	---	



N/F
ERIKA D. & SEAN P. KENNEDY,
TRUSTEES OF THE E.S.
KENNEDY REALTY TRUST

ZONING REQUIREMENTS
RESIDENCE DISTRICT "B"

REQUIRED	REQUIREMENT
30,000 SF	AREA
150' FEET	FRONTAGE
35 FEET	BUILDING HEIGHT
35 FEET*	FRONT SIDE REAR
20 FEET	MINIMUM YARDS:
20 FEET	

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.